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Location Plan - Scale 1:1250

New vehicular access with dropped kerbs onto Queen Elizabeth Sq. with visibility splays from driveway parking as necessary.

Note: All garden areas to receive turfed lawns where indicated. Driveway and patios to be block paved.

Ⓒ Electric Car charging point

Block Plan - Scale 1:200

Original Drawing Size A3

The location of the boundary shall be confirmed and agreed with the adjacent owner. No part of the works shall be constructed so that it effects a trespass upon the adjacent property. All work shall be undertaken in accordance with the Party Wall agreement 'The Party Wall Act of 1996'. An agreement should also be obtained from the adjoining owner in respect to access to neighbouring properties for the purpose of construction.

All work shall be carried out in strict accordance with the British Standard Codes of Practice and respective Manufacturers' Instructions.

The contractor is responsible for maintaining the stability of the structure during the course of the works and as such should satisfy himself as to the condition of the structure prior to commencement of works. Should the contractor deem that temporary works are necessary to enable the works to be carried out safely, then he should employ a suitable qualified person to advise accordingly. The contractor will be responsible for the design and installation of all temporary works.

Where existing walls have been assumed to be load bearing, these are to be checked and confirmed by the structural engineer prior to commencement of works and to the entire satisfaction of the building control officer.

No works should commence until these plans have been approved. Should any works commence or materials ordered prior to the approval notice from the building control officer being issued, then this is done so entirely at the client/contractor's own risk and expense.

All dimensions are to be checked and confirmed on site by the contractor, dimensions are not to be used for the ordering of materials or the preparation of cutting lists.

Construction (Design & Management) Regulations 2015:
Essan-K Planning are appointed only as Principal Designer up to the production of planning & building regulations dwgs. The client, for all future works, will need to be made aware of their duties under the CDM Regulations to appoint a Principal Designer and Principal Contractor or, in the case of domestic projects, for the Principal Contractor to undertake these duties on behalf of the client.
See Specification Notes drawing for list of this projects pre-construction CDM requirements. The appointed Principal Contractor (or Client) should agree or supplement this list prior to commencement of any works.

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-	-	-
-	-	-
Rev	Date	Description

BUILDING REGULATIONS

Scale Bar:

1m 2m 3m

Essan-K Planning Ltd
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Project Title:
KG Property Ltd,
Plot Adj. 65 Queen Elizabeth Sq.,
Maidstone, Kent. ME15 9DA.

Drawing:
2 No. Proposed New Dwellings
Site & Block Plan
Proposed

Date:	21/06/2021	Drawing Number:	
Scale:	1:1250/1:200 @ A3		1211 - 010
Drawn:	G.J.O.		
Checked:	S.W.	Revision:	-

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